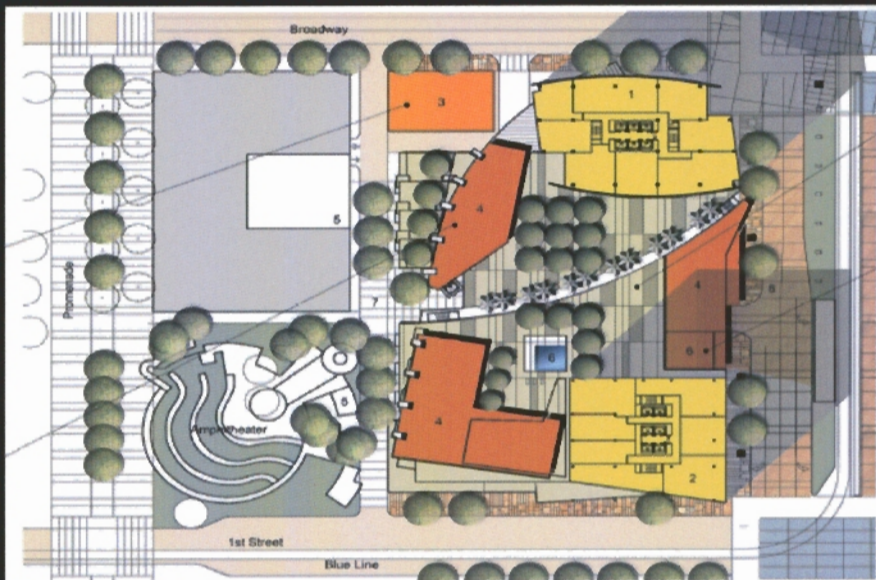


Metropolitan Transportation Authority Block



This site is located on the southwest corner of the intersection of Broadway and Long Beach Blvd. The highlight of the site is the 42-story high rise residential tower with 628 units with an average unit size of 1,232 square feet located on the northeast corner of the site. The top floor of the tower will contain a restaurant/club offering expansive views of the Southern California and specifically the Long Beach waterfront.

The development will include 2,464 assigned residential parking spaces, 350 MTA parking spaces, and 74 retail parking spaces to serve the 24,634 square feet of retail. The parking structure core will be surrounded by mixed-use retail, commercial and residential units.

The top of the parking deck will feature walk-up townhome residential units and an amenity deck providing resident facilities. There is also an additional 240 ft, 21-story residential tower located to the south of the main tower.

Improvements will also include the preservation of the historic American Hotel Building façade.

 **Toll Brothers**
 CITY LIVING